

Background

The following is a summary of the community comments gathered at the September 13th Reston Residential Neighborhoods community meeting. The meeting was held as part of the Reston Master Plan Special Study and was presented by the Hunter Mill District Supervisor Office and Fairfax County Department of Planning and Zoning. For this summary, the comments have been paraphrased and are grouped into eleven major subject areas. All individual comments received during the meeting are being evaluated as part of the development of the Reston Master Plan text.

The Reston Neighborhoods discussion focused on a “Working Draft” of the Reston Master Plan text:

http://www.fairfaxcounty.gov/dpz/reston/staff_documents/20140905_draft_strawman.pdf

Brief summary of “Working Draft” document:

http://www.fairfaxcounty.gov/dpz/reston/staff_documents/20140913_reston_study_info_packet_20140905.pdf#page=7

Affordable & Senior Housing

- Provide affordable housing in Reston Plan by including various price points and also various unit types (e.g. micro units).
- Provide affordable housing not just near Metro, but in all areas.
- Make distinction between types of affordable housing.
- Redevelopment should preserve affordable housing and unit types.
- Reston Plan identifies provision of senior housing but it must go further and identify how much we want, where it is desired and incentives to achieve it.



Baron Cameron Commercial Area

- Shouldn't be considered as a Convenience Center (CC), it is too different from CC designation.
- Should be considered as part of Reston Town Center. (Alternative comment) Should be removed from Reston Town Center.
- Should be considered and discussed along with other commercial areas in Reston (Village Centers and Convenience Centers).
- Should be discussed further, due to unique issues.
- Shopping center is large, disjointed and not walkable.

Thank you to the
Reston Association for hosting the
Phase II Neighborhoods Meeting.



Convenience Centers

- Unclear what a Convenience Center (CC) is and what the goals are for these areas.
 - Improve pedestrian accessibility from surrounding neighborhoods.
 - Opportunity for local businesses (“Mom & Pop”) to locate here. Consider providing incentives.
 - Should some areas currently designated as CC be designated as something else?
 - Keep existing uses, scale and boundaries.
- Should be considered and discussed along with other commercial areas in Reston (Village Centers and Baron Cameron Commercial).
 - Desire to retain retail options (applies to CCs and Village Centers) within walking distance of homes.
 - Certain CCs need to be upgraded or maintained better.

Residential Neighborhoods

- General support for proposed approach of maintaining current Reston residential neighborhood character and use, with some dissenting comments.
 - The neighborhoods in their current form embody Reston’s founding vision of variety of housing types blending in with nature through clustering and stream valley trail connections.
 - Concern with focusing growth only in Villages Centers or near Metro stations. Limiting supply in this manner will result in continued housing affordability issues.
 - Retain existing architectural designs and variety.
 - Interest in understanding more about where redevelopment pressures will occur.
- General support for enhancing residential neighborhood redevelopment criteria to be Reston-specific.
- Pressure of “McMansionization” or increasing density within neighborhoods is a concern and should be addressed in the Reston Plan.
- Interest in enhancing walkability.
- General support for maintaining golf course use.
- Fairfax Hunt property’s Plan guidance needs work and results in several unanswered questions.
- Better explain “infill” development. What does it mean, where?

NEIGHBORHOODS

Pedestrian & Bicycle Facilities

- Strong desire to maintain and improve and expand upon existing bike and pedestrian connections, especially around the Village Centers.
- Bicycle commuting needs to be improved (e.g. comfortable bike lanes)
- Improve existing paths through-better lighting, intersection design and underpass improvements.
- Better pedestrian / bike connections to Reston Town Center and Baron Cameron commercial area



Motorized Transport

- Traffic is a concern today, and into the future.
- Transit safety issues should be better addressed.
- Parking needs to be addressed

Urban Design

- Similar to residential development in Reston, commercial development should incorporate numerous design elements, such as, pedestrian scale, green technologies and techniques, walkability and connectivity.
- Existing housing designs and unit types should remain an important part of Reston.
- For many participants, the design and character of Reston is what attracted them to the community and they believe this should remain.





Parks, Recreation and Open Space

- General agreement with proposed land use map showing more parks and recreation facilities and open space than currently shown in land use map.
- Maintain or expand open space in Reston.
- Parks and recreation funding needs to be closely examined.
- Need to better identify Reston Association facilities and land in the Parks & Recreation map.
- Plan text needs more specificity on green space and lakes and ponds.
- Public plazas should not count towards open space requirements.

Public Facilities & Implementation

- General concern expressed about Reston Plan's guidance for adequate provision of public facilities.
- Facilities should be located throughout the community in locations convenient to residents.
- Several questions regarding Plan guidance about phasing, timing and implementation of recommendations.

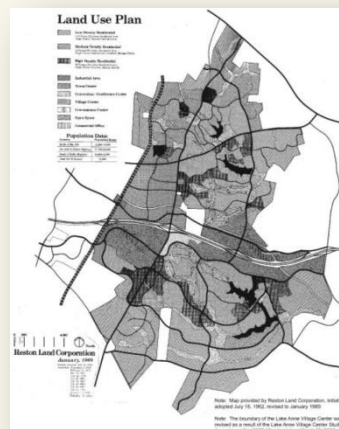
Governance

- Several questions regarding how Reston Association (RA), the RA Design Review Board and the Reston Planning and Zoning Committee relate to Fairfax County's Reston Master Plan and the larger development process within the county.

Editorial / Plan Text Flow

- There is too much duplication in the document.
- The Plan allows too much flexibility.
- Requests for a map indicating where a proposed land use designation is different from the current land use designation.

Click Map to see
1989 Land Use Plan



Click Map to see
Study Area Phases

